

KNOW ALL MEN BY THESE PRESENTS,

THAT I, James A. McBrady, of Falmouth, Maine
in consideration of One Dollar (\$1.00) and other valuable
consideration

023912

paid by Daniel H. Pinnette and Jane L. Pinnette

whose mailing address is 26 Fanger Avenue
Waterville, Maine 04901

the receipt whereof We do hereby acknowledge, do hereby GIVE,
GRANT,

BARGAIN, SELL AND CONVEY unto the said

TRANSFER
TAX
PAID

Daniel H. Pinnette and Jane L. Pinnette

as joint tenants and not as tenants in common, their heirs and
assigns forever,

A certain lot or parcel of land located on Ridge Road, situated in
Waterville, in the County of Kennebec, and State of Maine, bounded
and described as follows:

Lot No. 2, on a Subdivision Plan entitled Ridge Road Development,
beginning at an iron pin marking the Southwesterly corner of Lot
2; thence heading N 29 Degrees 45' 59" E 192.68' (One hundred
ninety-two and sixty-eight one hundredths feet) along Lot 1 to an
iron pin marking the Northwesterly corner of said Lot 2; thence
heading S 60 Degrees 10' 53" E 180.00' (One hundred eighty and no
one hundredths feet) along land owned by Alden Hale Finnimore to
an iron pin marking the Northwesterly corner of said Lot 2; thence
heading S 29 Degrees 45' 59" W 148.05' (One hundred forty-eight
and five one hundredths feet) along Lot 3 to an iron pin marking
the Southwesterly corner of said Lot 2; thence heading along
curved Pleasant Hill Drive right-of-way 49.05' (Forty-nine and
five one hundredths feet) to an iron pin marking end of curve on
Pleasant Hill Drive right-of-way. Curve radius 300.00' (Three
hundred and no one hundredths feet) on the property line. Thence
heading N 75 Degrees 20' 42" W 136.54' (One hundred thirty-six and
fifty-four one hundredths feet) along Pleasant Hill Drive
right-of-way to beginning pin.

Lot 2 also includes an easement to Central Maine Power 50.00'
(Fifty and no one hundredths feet) wide beginning on the Easterly
line and running parallel with the Northerly line to the Westerly
line, recorded in the Kennebec Registry of Deeds, Book 1540, Page
197, also as shown on Subdivision Plan titled Ridge Road
Development Final Plat.

The above description meaning and intending to describe said Lot 2
as per recorded Subdivision Plan titled Ridge Road Development and
recorded June 22, 1977 in the Kennebec County Registry of Deeds
File Number D-76115 as revised by Plan recorded in the Kennebec
County Registry of Deeds File No. D-77074.

This conveyance is made subject to all restrictions and covenants
of record including those required by the Maine Department of
Environmental Protection, dated June 8, 1983, recorded in said
Registry of Deeds in Book 2575, Page 93.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Daniel H. Pinnette and Jane L. Pinnette, joint tenants and not as tenants in common, their heirs and assigns, to them and their own use and behoof forever.

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AND, I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said James A. McBrady, relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hand and seal this 25th day of the month of August, A.D. 1987.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Lisa Anne V. Steinbeiser
WITNESS

James A. McBrady
James A. McBrady

STATE OF MAINE, COUNTY OF Cumberland ss. Notary Public, 1987

Then personally appeared the above named James A. McBrady and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Lisa Anne V. Steinbeiser

Notary Public/Attorney at Law
LISA-ANNE V. STEINBEISER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JANUARY 12, 1994

(printed name of person taking acknowledgment)

RECEIVED KENNEBEC SS.

1987 SEP 17 AM 9:00

RECORDED FROM ORIGINAL